

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 148 | | BROADWAY, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|--------------------------------|-------|------------|
| Owner 1: | CARRIG ROBERT & NANCY JANE | | |
| Owner 2: | MURPHY REAL ESTATE HOLDINGS LL | | |
| Owner 3: | | | |
| Street 1: | C/O RENZI BULGER GROUP LLC | | |
| Street 2: | PO BOX 750057 | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | Own Occ: N |
| Postal: | 02475 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------------------|-------|--|
| Owner 1: | CARRIG ROBERT/JAMES/NANCY JANE - | | |
| Owner 2: | MURPHY OLIVE R - | | |
| Street 1: | C/O THAYER & ASSOC | | |
| Twn/City: | CAMBRIDGE | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02140 | | |

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1938, having primarily Brick Veneer Exterior and 3196 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 Half Bath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R5 | APTS LOW | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 111 | 5742.000 | 576,800 | 300 | 426,400 | 1,003,500 |
| | | | | | |
| | | | | | |
| Total Card | 0.132 | 576,800 | 300 | 426,400 | 1,003,500 |
| Total Parcel | 0.132 | 576,800 | 300 | 426,400 | 1,003,500 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 313.99 | /Parcel: 313.99 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 111 | FV | 576,800 | 300 | 5,742. | 426,400 | 1,003,500 | | Year end | 12/23/2021 |
| 2021 | 111 | FV | 576,800 | 300 | 5,742. | 426,400 | 1,003,500 | | Year End Roll | 12/10/2020 |
| 2020 | 111 | FV | 546,600 | 300 | 5,742. | 426,400 | 973,300 | 973,300 | Year End Roll | 12/18/2019 |
| 2019 | 111 | FV | 464,400 | 300 | 5,742. | 453,100 | 917,800 | 917,800 | Year End Roll | 1/3/2019 |
| 2018 | 111 | FV | 464,400 | 300 | 5,742. | 330,500 | 795,200 | 795,200 | Year End Roll | 12/20/2017 |
| 2017 | 111 | FV | 435,500 | 300 | 5,742. | 287,800 | 723,600 | 723,600 | Year End Roll | 1/3/2017 |
| 2016 | 111 | FV | 435,500 | 300 | 5,742. | 245,200 | 681,000 | 681,000 | Year End | 1/4/2016 |
| 2015 | 111 | FV | 392,100 | 300 | 5,742. | 239,900 | 632,300 | 632,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 9/15/2021 | Mail Update | MM | Mary M |
| 5/13/2021 | I & E Return | MM | Mary M |
| 11/7/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/3/2009 | Meas/Inspect | 197 | PATRIOT |
| 2/14/2000 | Measured | 197 | PATRIOT |
| 11/1/1991 | | PM | Peter M |
| | | | |
| | | | |
| | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|-----------|---------------|-----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.13182 | Total SF/SM: | 5742 | Parcel LUC: | 111 | Apts. 4-8 | Prime NB Desc | ARLINGTON | | Total: | 426,426 | Spl Credit | | Total: | 426,400 |
|--------------|---------|--------------|------|-------------|-----|-----------|---------------|-----------|--|--------|---------|------------|--|--------|---------|

